

IN RE: PETITION FOR ADMIN. VARIANCE  
S/S Long Ridge Court, 225' W of  
the c/l of East Ridge Road  
(105 Long Ridge Court)  
8th Election District  
4th Councilmanic District

Louise Johnson  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-120-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 105 Long Ridge Court, located in the vicinity of Eastridge Road in Timonium. The Petition was filed by the owner of the property, Louise Johnson, through the administrative variance procedure which allows the Zoning Commissioner to decide a request for variance without a public hearing, unless otherwise requested. In this case, a request for public hearing was filed by the adjoining property owner, Florence J. Walsh, and the matter was scheduled before this Deputy Zoning Commissioner, to determine the appropriateness of the relief requested. Specifically, the Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (1958) and Section 205.3 of the B.C.Z.R. (1955) to permit a side yard setback of 11' in lieu of the required 15', and a sum of both sides of 23' in lieu of the required 30', for a proposed 17' x 26' addition and an attached open porch of 6.5' x 17'. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing on behalf of the Petition were Louise Johnson, property owner, and Mark Harmon, her Builder. Appearing

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Date 11/25/96

By [Signature]

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as Protestants in the matter were Florence J. Walsh and Robert Pasterfield, who were represented by J. Carroll Holzer, Esquire.

Testimony and evidence offered revealed that the subject property consists of 0.777 acres, more or less, zoned D.R.2, and is improved with a single family dwelling and a one-car garage. The Petitioner proposes to construct a 17' x 26' addition to the existing garage so that parking arrangements will accommodate two cars. She testified that the existing one-car garage was formerly a carport and that the interior of same is very narrow and makes exiting her vehicle difficult once parked inside. Ms. Johnson testified that the road on which they live is dark in the evening hours and that the proposed addition will provide a safer environment for both her daughter and her in that they will both be able to park inside rather than park on the street. Ms. Johnson testified that she works long hours and that her daughter is active in varsity sports at school. Thus, they often come home late at night after dark. Furthermore, Ms. Johnson testified that she recently remarried, and would like additional space for her new husband, who is a mechanical engineer by profession, and likes to tinker with automobiles as a hobby.

Appearing in opposition to the Petitioner's request was Ms. Florence Walsh, adjacent property owner on the side of the proposed addition. Ms. Walsh objects to any addition to the Johnson home which would violate the existing setbacks for the neighborhood. Ms. Walsh testified that both her house and the Petitioner's house have driveways located adjacent to one another. She stated that her bedroom and another bedroom are located on that end of her house and that the proposed addition, if approved, will be too close to her bedroom. Ms. Walsh testified that Mr. Johnson does work on cars, fixing engines, and that the smell and the noise bothers her.

She is concerned about the decrease in the value of her home, the loss of two large oak trees on the side of the Johnson house where the addition is proposed, and the effects the proposed addition might have on the resale value of her own home. Therefore, Ms. Walsh is strongly opposed to any variance relief for the proposed addition.

As noted above, Mr. Robert Pasterfield also appeared in opposition to the Petitioner's request. Mr. Pasterfield is concerned that the proposed addition will lessen property values in the neighborhood, and thus, affect the value of his home. He is also opposed to the granting of any variance.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After considering all of the testimony and evidence offered by both the Petitioner and the Protestants, I am persuaded to deny the variance. I find that the Petitioner has failed to meet the burden imposed upon her pursuant to Section 307.1 of the B.C.Z.R. The Petitioner has failed to establish that her property is unique and peculiar to others in

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Date 11/25/76  
By [Signature]

[Signature]


the neighborhood or that denial of the variance would result in a practical difficulty or unreasonable hardship. Therefore, the relief requested must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25<sup>th</sup> day of November, 1996 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (1958) and Section 205.3 of the B.C.Z.R. (1955) to permit a side yard setback of 11 feet in lieu of the required 15 feet, and a sum of both sides of 23 feet in lieu of the required 30 feet, for a proposed 17' x 26' addition, with an attached open porch of 6.5' x 17', in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petitioner shall have thirty (30) days from the date of this Order to file an appeal of this decision.

TMK:bjs

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

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Date 11/25/96  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

November 25, 1996

Ms. Louise Johnson  
105 Long Ridge Court  
Timonium, Maryland 21093

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
S/S Long Ridge Court, 225' W of the c/l of East Ridge Road  
(105 Long Ridge Court)  
8th Election District - 4th Councilmanic District  
Louise Johnson - Petitioner  
Case No. 97-120-A

Dear Ms. Johnson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Mark Harman  
2156 Historic Drive, Forest Hill, Md. 21050

J. Carroll Holzer, Esquire  
305 W. Chesapeake Avenue, Towson, Md. 21204

Ms. Florence J. Walsh  
107 Long Ridge Court, Timonium, Md. 21093

People's Counsel  
File

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# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 105 Longridge Court

which is presently zoned DR2(R20)

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3.C.1 C1958) BC2R 1955  
SEC 205.3

TO ALLOW AN ADDITION WITH A SIDE YARD SETBACK OF 11' AND TOTAL FOR BOTH SIDES OF 23' IN LIEU OF THE REQUIRED SETBACKS OF 15' AND 30' RESPECTIVELY.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

on back

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

[Signature]  
(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

Louise Johnson  
(Type or Print Name)

Louise Johnson  
Signature

(Type or Print Name)

Signature

105 Longridge Court 252-5366  
Address Phone No.

Timonium MD 21093  
City State Zipcode

Name, Address and phone number of representative to be contacted, if

Name

Address Phone No.

A Public Hearing having been requested and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_ day of \_\_\_, 19\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JRF DATE: 9-17-94

ESTIMATED POSTING DATE: \_\_\_\_\_



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 122

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ORDER RECEIVED FOR FILING

Date

By

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 105 Longridge Court  
address  
Timonium MD 21093  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Since there are no street lights on the court and there are only  
eight homes with many large trees, it becomes quite dark at  
night. I live and work in Timonium and have four friends at  
work who have been mugged or had their car vandalized this  
year. I want to extend my garage so that when either I  
or my 16 year old daughter come home after dark we can  
drive into a secure garage rather than parking at the  
curb and walking to the front door.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Louise Johnson  
(signature)  
Louise Johnson  
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12TH day of SEPT., 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

LOUISE JOHNSON

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

9-12-96  
date

Carol S. Sargent  
NOTARY PUBLIC

My Commission Expires:

10/1/98

# EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 105 Long Ridge CT  
(address)

Beginning at a point on the South side of  
(north, south, east or west)  
Long Ridge CT which is 50'  
name of street on which property fronts (number of feet of right-of-way width)  
wide at the distance of 255 WEST of the  
(number of feet) (north, south, east or west)  
centerline of the nearest improved intersecting street EAST Ridge Rd.  
(name of street)  
which is 60' wide. \*Being Lot # 5  
(number of feet of right-of-way width)  
Block G+H, Section # 4 in the subdivision of STRATFORD  
(name of subdivision)  
as recorded in Baltimore County Plat Book # 24, Folio # 173,  
containing 0.777A. Also known as 105 Long Ridge CT  
(square feet or acres) (property address)  
and located in the 8<sup>th</sup> Election District, C-4 Councilmanic District.

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_, Folio \_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E. 87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

# 122

RECORDED



97-120-A

**CERTIFICATE OF POSTING**

**ZONING DEPARTMENT OF BALTIMORE COUNTY**

**Towson, Maryland**

District 8 Date of Posting 9/27/96

Posted for: 105 Fox Ridge Ct.

Petitioner: Jane Johnson

Location of property: Jane

Location of Sign: Jane

Remarks: \_\_\_\_\_

Posted by Made Good Date of return: \_\_\_\_\_

Number of Signs: 1

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**NOTICE OF HEARING.**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, in Towson.

Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #97-120-A  
(Item 122)

105 Long Ridge Court  
S/S Long Ridge Court, 225 W  
of c/ East Ridge Road  
8th Election District  
4th Councilmanic  
Legal Owner(s):  
Louise Johnson

Contract Purchaser(s):

Mark Hamra

Variance: to allow an addition with a side yard setback of 11 feet and total for both sides of 23 feet in lieu of the required setbacks of 15 feet and 30 feet respectively.  
Hearing: Thursday, November 7, 1996 at 2:00 p.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call 887-3353.  
(2) For information concerning the file and/or Hearing, Please Call 887-3391.

10/23/04 17 C92224

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 10/17, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/17, 1996.

THE JEFFERSONIAN,  
*A. H. Erickson*  
LEGAL AD. - TOWSON

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BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 026825

DATE 9-17-96 ACCOUNT R-001-615-000

AMOUNT \$ 85.00

RECEIVED  
FROM:

MDA  
010 Variance - \$50.00

080 Sign - \$35.00

FOR:

\$85.00

03A9180007MICHRC

\$85.00

BA C0101584MD9-17-96

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 26377

DATE 9-30-96 ACCOUNT R-001-615-000

AMOUNT \$ 40.00

RECEIVED  
FROM:

FLORENCE S. WALSH

FOR:

Request For Zone Hearing

02A9180374MICHRC

\$40.00

BA C0101584MD9-30-96

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

MICROFILMED

# REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number: 47-120-A  
Petitioner(s): LOUISE JOHNSON  
Location: 105 LONGRIDGE

\*\*\*\*\*

I/WE, FLORENCE J. WALSH  
Name(s) ----- (TYPE OR PRINT)

( ☒ ) Legal Owners ( ☐ ) Residents, of

107 LONGRIDGE CT  
Address

TIMONIUM - MD - 21093 410 352-3472  
City/State/Zip Code Phone

which is located approximately 20 feet from the  
property which is the subject of the above petition, do hereby formally  
request that a public hearing be set in this matter.

Florence J. Walsh 9/30/96  
Signature Date

\_\_\_\_\_  
Signature Date

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 122 Petitioner: LOUISE JOHNSON

Location: 105 LONG RIDGE CT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MARK HARMAN

ADDRESS: 2156 HISTORIC DR  
FOREST HILL MD

PHONE NUMBER: 803-0415

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*[Signature]*  
DIRECTOR

**BALTIMORE COUNTY, MARYLAND**  
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
TOWSON, MARYLAND 21204

*[Signature]*  
BUILDINGS ENGINEER



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 27, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-120-A (Item 122)  
105 Long Ridge Court  
S/S Longridge Road, 225' W of c/l East Ridge Road  
8th Election District - 4th Councilmanic  
Legal Owner(s): Louise Johnson  
Contract Purchaser: ~~Louise Johnson~~ MARK HARMAN

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 29, 1996. The closing date (October 14, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Louise Johnson  
Mark Harman

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 11, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-120-A (Item 122)  
105 Long Ridge Court  
S/S Long Ridge Court, 225' W of c/l East Ridge Road  
8th Election District - 4th Councilmanic  
Legal Owner(s): Louise Johnson  
Contract Purchaser(s): Mark Harman

Variance to allow an addition with a side yard setback of 11 feet and total for both sides of 23 feet in lieu of the required setbacks of 15 feet and 30 feet respectively.

HEARING: THURSDAY, NOVEMBER 7, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

Arnold Jablon  
Director

cc: Mark Harman  
Louise Johnson  
Florence J. Walsh

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN MUST POSTED ON THE PROPERTY BY OCTOBER 22, 1996. \*  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

\* sticker ENCLOSED

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

**COPY**

November 8, 1996

NOTICE OF REASSIGNMENT

CASE NUMBER: 97-120-A (Item 122)  
105 Long Ridge Court  
S/S Long Ridge Court, 225' W of c/l East Ridge Road  
8th Election District - 4th Councilmanic  
Legal Owner(s): Louise Johnson  
Contract Purchaser(s): Mark Harman

Variance to allow an addition with a side yard setback of 11 feet and total for both sides of 23 feet in lieu of the required setbacks of 15 feet and 30 feet respectively.

HEARING: FRIDAY, NOVEMBER 15, 1996 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

ARNOLD JABLON  
DIRECTOR

cc: J. Carroll Holzer, Esq.  
Louise Johnson  
Mark Harman  
Florence J. Walsh

**MICROFILMED**





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 8, 1996

Ms. Louise Johnson  
105 Longridge Court  
Timonium, MD 21093

RE: Item No.: 122  
Case No.: 97-120-A  
Petitioner: Louise Johnson

Dear Ms. Johnson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 17, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a circular official stamp. The stamp is partially obscured by the signature.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

MICROFILMED



Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 10/03/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPT. 30, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 119, 120, 121, 122, 124,  
125, 126, 127 and 129.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM  
FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM  
SUBJECT: Zoning Advisory Committee  
Meeting Date: Sep 30, 96

DATE: Sep 26, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

119  
122  
124  
125  
126  
127  
129

RBS:sp

BRUCE2/DEPRM/TXTSBP

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C.A. Dutch Ruppersberger, III  
Baltimore County Executive

September, 1996

Dear County Employee:

The 1996 United Way of Central Maryland charity campaign for Baltimore County Government is now in full swing. Please help United Way continue to aid family, friends, and neighbors by generously contributing to this year's gift giving.

One out of three people is touched by a United Way service each year--600,000 individuals whose lives are better because we care enough to give.

Far too many of our fellow citizens find it difficult to provide for the basics of life--food, clothing, shelter, and health care. Over 10,000 children in our County live below the poverty line. Homeless shelters serve nearly 3,000 and turned away over 1,000 more. Nearly twenty percent of our residents are over the age of sixty, with many lacking the necessary support and services to aid them. With limited resources, County Government cannot help all of those in need. Fortunately, we can count on over 300 United Way human care services to help improve the quality of life in our County.

Through United Way, we can help teens learn personal responsibility, teach adults how to read, provide affordable day care for our children, improve health care for families, help people with disabilities lead more independent lives, and care for the elderly.

We are extremely proud of Baltimore County employees' tradition of generously supporting the United Way. We are once again asking you to help the less fortunate by contributing to this year's campaign.

On behalf of the recipients of your contributions, thank you.

*C.A. Dutch Ruppersberger*  
C.A. Dutch Ruppersberger, III  
County Executive  
Baltimore County  
AFSCME, Local 921  
Fraternal Order of Police, Lodge #4  
*Tom Cullen*  
*Ruby C. Williams*  
Supervisory, Management & Confidential Employees

*George G. Perdikakis*  
Chairman, 1996 United Way Campaign  
Baltimore County Federation of Public Employees  
*James J. Clark*  
Baltimore County Fire Fighters Association, Local 1311  
*Robert Smith*  
Baltimore County Federation of Public Health Nurses

Executive Office  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-2450  
Fax: (410) 887-5781

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: September 26, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 110, 111, 112, 118, 119, 120, 122, 124, and 127

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

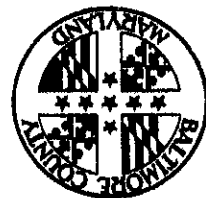
Prepared by:

*Jeffrey W. Long*

Division Chief:

*Carol L. Kerns*

PK/JL



C.A. Dutch Ruppersberger, III  
Baltimore County Executive

September, 1996

Executive Office  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-2450  
Fax: (410) 887-5781

Dear County Employee:

The 1996 United Way of Central Maryland charity campaign for Baltimore County Government is now in full swing. Please help United Way continue to aid family, friends, and neighbors by generously contributing to this year's gift giving.

One out of three people is touched by a United Way service each year--600,000 individuals whose lives are better because we care enough to give.

Far too many of our fellow citizens find it difficult to provide for the basics of life--food, clothing, shelter, and health care. Over 10,000 children in our County live below the poverty line. Homeless shelters serve nearly 3,000 and turned away over 1,000 more. Nearly twenty percent of our residents are over the age of sixty, with many lacking the necessary support and services to aid them. With limited resources, County Government cannot help all of those in need. Fortunately, we can count on over 300 United Way human care services to help improve the quality of life in our County.

Through United Way, we can help teens learn personal responsibility, teach adults how to read, provide affordable day care for our children, improve health care for families, help people with disabilities lead more independent lives, and care for the elderly.

We are extremely proud of Baltimore County employees' tradition of generously supporting the United Way. We are once again asking you to help the less fortunate by contributing to this year's campaign.

On behalf of the recipients of your contributions, thank you.

*C.A. Dutch Ruppersberger*  
C.A. Dutch Ruppersberger, III  
County Executive  
Baltimore County  
AFSCME, Local 921  
*Tom Hall*  
Fraternal Order of Police, Lodge #4  
*Ruby C. Williams*  
Supervisory, Management & Confidential Employees

*George G. Perdikakis*  
Chairman, 1996 United Way Campaign  
Baltimore County Federation of Public Employees  
*Kim B. Johnson*  
Baltimore County Fire Fighters Association, Local 1311  
*Roberta Smith*  
Baltimore County Federation of Public Health Nurses



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 122 (JRF.)

9/27/96

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Michael E Smith*

*fr*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: October 7, 1996

FROM: *Pub* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for October 7, 1996  
Item Nos. 119, 121, 122, 124, 125,  
126, 127, & 129

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE30

ENCLOSURE



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 4, 1996

Louise Johnson  
105 Longridge Court  
Timonium, MD 21093

and

Mark Harman  
2156 Historic Drive  
Forest Hill, MD 21050

Re: Case Number: 97-120-A

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case. Formal notification of the hearing date will be forwarded to you shortly.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in a newspaper of general circulation. This office will ensure that the legal requirements for advertising are satisfied. Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

Please be further advised that this department will no longer post or repost property under petition. The responsibility for same, has been placed on the petitioner and his or her representatives. In this particular case, upon receipt of our notice of hearing, the sign presently on the property must be altered to reflect same. We will forward a sticker to be placed on the sign indicating the date, time and location of the hearing.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a horizontal line.

ARNOLD JABLON, DIRECTOR

MICROFILMED



*Seclusion Cord*  
*Front*

STRATFORD

VIII - 14

(also see Haverford, VIII - 25 and Yorkshire, VIII - 4)

LOCATION: Cinder & York Roads

OWNER OR

DEVELOPER: Belmont Building Company  
2 E. Lexington Street - Baltimore, Md.

ENGINEER: G. W. Stephens, Jr. & Assoc.  
4 McCurdy Avenue - Towson 4, Md.

BASE MAP 3-D ZONE R-20 ACRES 250± LOTS 517±

STATUS: A. Prelim. Plat ( no date )

B. Tent. Appr. Stratford & Haverford; 4-10-53

C-H. Road Profiles (destroyed)

I. Final Appr. Sec. 1, Plat 1, Prt. Blks. A & B; 7-10-53

97-120-A

MICROFILMED

*Subdivision Coal*  
*REAR*

J. Final Appr. Sec. 1, Plat 1, Prt. Blks. A & D; 7-10-53  
K. Final Appr. Sec. 2, Blk. C & Prt. Blks. B & D; 11-4-53  
L. Final Appr. Sec. 3, Blks. E & F; 3-21-55  
(M & N Mistyped)  
O. Final Appr. Sec. 4, Blks. G & H; 7-25-57  
Tent. Appr. Haverford & Stratford; 7-17-53 (HAVERFORD  
FILE, LABELED "A" SEE ALSO "B" THIS FILE)  
P. Final Check Print Sec. 4 Blks. G & H 2-7-58  
Q. Final Approval Sec. 4 Blks G & H 3-31-58  
Final Check Blk. G. Sec 4, Second resub 11-20-59  
Final Approved 2nd Resub of Part of Blk. G Sec 4 -4-6-60  
Final Check PRINTS resub at 3 Blk. D  
Plat 2 Sec. 1 4-26-63

*#122*

*1B02.3.C.1050 (1958)*



LAW OFFICE  
J. CARROLL HOLZER, PA  
THOMAS J. LEE  
J. HOWARD HOLZER  
1907-1989

TOWSON OFFICE  
305 WASHINGTON AVENUE  
SUITE 502  
TOWSON, MD 21204  
(410) 825-6961  
FAX: (410) 825-4923

96-5627  
CARROLL COUNTY OFFICE  
1315 LIBERTY ROAD  
ELDERSBURG, MD 21784  
(410) 795-8556  
FAX: (410) 795-5535

10/24/96  
JCH  
8

October 22, 1996

Arnold Jablon  
Director of Baltimore County  
Department of Permits and Development Management  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Case No. 97-120-A (Item 122), Owner  
Louise Johnson, Contract Purchaser  
Mark Harman, Hearing Date, November 7,  
1996 at 2:00 p.m.

Dear Mr. Jablon:

Please be advised that I represent Florence J. Walsh as a Protestant neighbor to the proposed Petition for Variance in the above captioned matter. I have just received notice that the above captioned case is scheduled for Thursday, November 7 at 2:00 p.m. before the Zoning Commissioner. Unfortunately that day, I have a presently scheduled case on appeal before the County Board of Appeals involving a Petition for Special Hearing which was granted by the Zoning Commissioner in the case of Paul Keibler. That case is presently scheduled before the County Board of Appeals at 10:00 a.m. on Thursday the 7th and I know that it will take the whole day to try this appeal in view of the length of the Zoning Commissioner's hearing.

I would therefore respectfully request that the above captioned case be postponed and rescheduled on another date. Thank you for your cooperation.

Very truly yours,

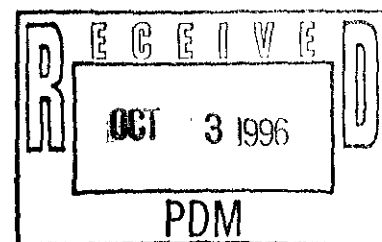
J. Carroll Holzer

JCH:alt

cc: Florence J. Walsh

C:\JABLON5 LTR

ENCLOSURE





LAW OFFICE  
J. CARROLL HOLZER, PA  
THOMAS J. LEE  
J. HOWARD HOLZER  
1907-1989

TOWSON OFFICE  
305 WASHINGTON AVENUE  
SUITE 502  
TOWSON, MD 21204  
(410) 825-6961  
FAX: (410) 825-4923

CARROLL COUNTY OFFICE  
1315 LIBERTY ROAD  
ELDERSBURG, MD 21784  
(410) 795-8556  
FAX: (410) 795-5535

November 5, 1996

Arnold Jablon  
Director of Baltimore County  
Department of Permits and Development Management  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: *Case No. 97-120-A (Item 122), Owner  
Louise Johnson, Contract Purchaser  
Mark Harman, Hearing Date, November 7,  
1996 at 2:00 p.m.*

Dear Mr. Jablon:

On October 22, I wrote you a letter regarding a requested postponement of the hearing for variance in the above captioned case. On Monday of this week, I spoke with Ms. Gwen Stephens in your office about the requested postponement of the above case set for Thursday, November 7 at 2:00 p.m. for another time, possibly Friday, November 8. After speaking with my client today, it would be impossible for her and other interested persons to make any hearing any sooner than Friday November 15, preferably at 2:00 p.m.

Therefore, by way of this letter I am informing the Department of Permits and Development Management that my schedule can accommodate the above captioned case on November 15, 18, 22, 25, 26 and 27. I appreciate your prompt attention in this matter.

Very truly yours,

  
J. Carroll Holzer

JCH:alt  
cc: Florence J. Walsh

C VABLON6 LTR

*[Handwritten notes and signatures at the bottom of the page]*

96-5745

11/6/91  
8  
JO FS

MICROFILMED

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

*Le Florence Walsh*  
*Pasterfield*

*107 Longridge Ct*  
*109 Longridge Ct*



MICROFILMED



We the undersign reside on Longridge Court,  
Timonium, Maryland 21093 in Baltimore County.

ARE OPPOSED TO

CASE NUMBER: 97-120-A(Item 122)  
105 Longridge Court  
S/S Longridge Court, 225' W of C/I Eastridge Road  
8th Election District-4th Councilmanic  
Legal Owner(s): Louise Enz aka Johnson  
Contract Purchaser(s): Mark Harman

Variance to allow an addition with a side yard setback of  
11 feet and total for both sides of 23 feet in lieu of  
the required setbacks of 15 feet and 30 feet respectively

Horace W. Ash	11/13/96
Gay Hore	
Joanna Lin	11/13/96
John Tullis	11/13/96
Robert O. Pasterfield	11/13/96
C. Elaine Pasterfield	11/14/96
Barb H.T. Tullis	11/14/96

MICROFILMED



# BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

*[Signature]*  
DIRECTOR

*[Signature]*  
BUILDINGS ENGINEER



LEFT SIDE PROPOSED GARAGE EXTENSION

EXHIBIT NO. 2A

97-120-A

#122

MICROFILMED

Louise Johnson  
105 Longridge CT

# Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: \_\_\_\_\_

Subdivision name: \_\_\_\_\_ see pages 5 & 6 of the CHECKLIST for additional required information

plat book# \_\_\_\_\_, folio# \_\_\_\_\_, lot# \_\_\_\_\_, section# \_\_\_\_\_

OWNER: \_\_\_\_\_



Vicinity Map  
North  
Scale: 1"=1000'

## LOCATION INFORMATION

Election District: \_\_\_\_\_

Councilmanic District: \_\_\_\_\_

1"=200' scale map#: \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot size: \_\_\_\_\_ acreage \_\_\_\_\_ square feet

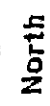
public private

SEWER: ☐ ☐

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: \_\_\_\_\_



North

date: \_\_\_\_\_

prepared by: \_\_\_\_\_

Scale of Drawing: 1"= \_\_\_\_\_

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_



LEFT side PROPOSE GARAGE EXTENSION

28



FRONT VIEW PROPOSE GARAGE EXTENSION

UNRECORDED

#122

Louise Johnson  
105 Longridge CT

97-120-A

# Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: \_\_\_\_\_

Subdivision name: \_\_\_\_\_

plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_

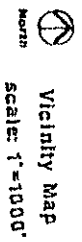
OWNER: \_\_\_\_\_

North



date: \_\_\_\_\_  
prepared by: \_\_\_\_\_

Scale of Drawing: 1" = \_\_\_\_\_



## LOCATION INFORMATION

Election District: \_\_\_\_\_

Councilmanic District: \_\_\_\_\_

1"=200' scale map: \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot size: \_\_\_\_\_ acreage \_\_\_\_\_ square feet

SEWER: ☐ public ☐ private  
WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: \_\_\_\_\_

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

45-150-1A



D.R.2

WEST RIDGE

YORKVIEW DRIVE

ROAD

WEST

RIDGE

FAIRVIEW

COURT

SPRINGVIEW

COURT

Pool

Pool

NW 1/4-A

D.R.2

KNOBHILL

SPRING

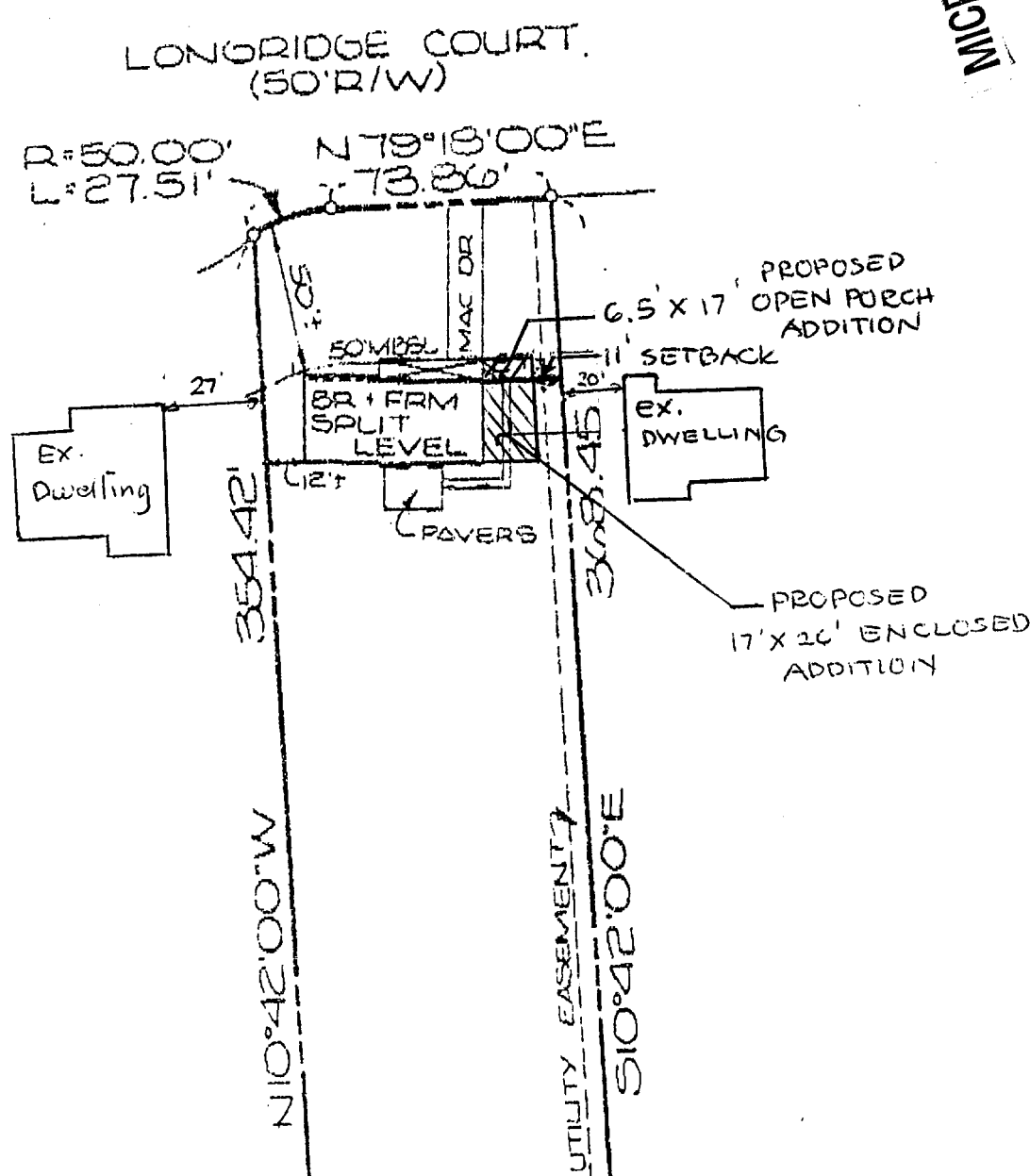
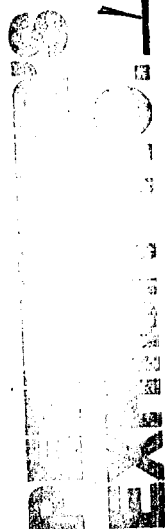
Pool

TRETC

# company Petition for zoning

see pages 5 & 6 of the CHECKLIST for additional required information

ADDRESS: 105 Long Ridge Ct  
 TOWN: Fard  
 # 143, lot # 5, section # 4  
 Johnson



MICROFILMED

**LOCATION INFORMATION**

Election District: 8<sup>th</sup>

Councilmanic District: C-4

1"=200' scale map#: NW 14-A

Zoning: DR-2 (R-20)

Lot size: 0.777 Ac. acreage square feet

**SEWER:** ☒ public ☐ private

**WATER:** ☒ yes ☐ no

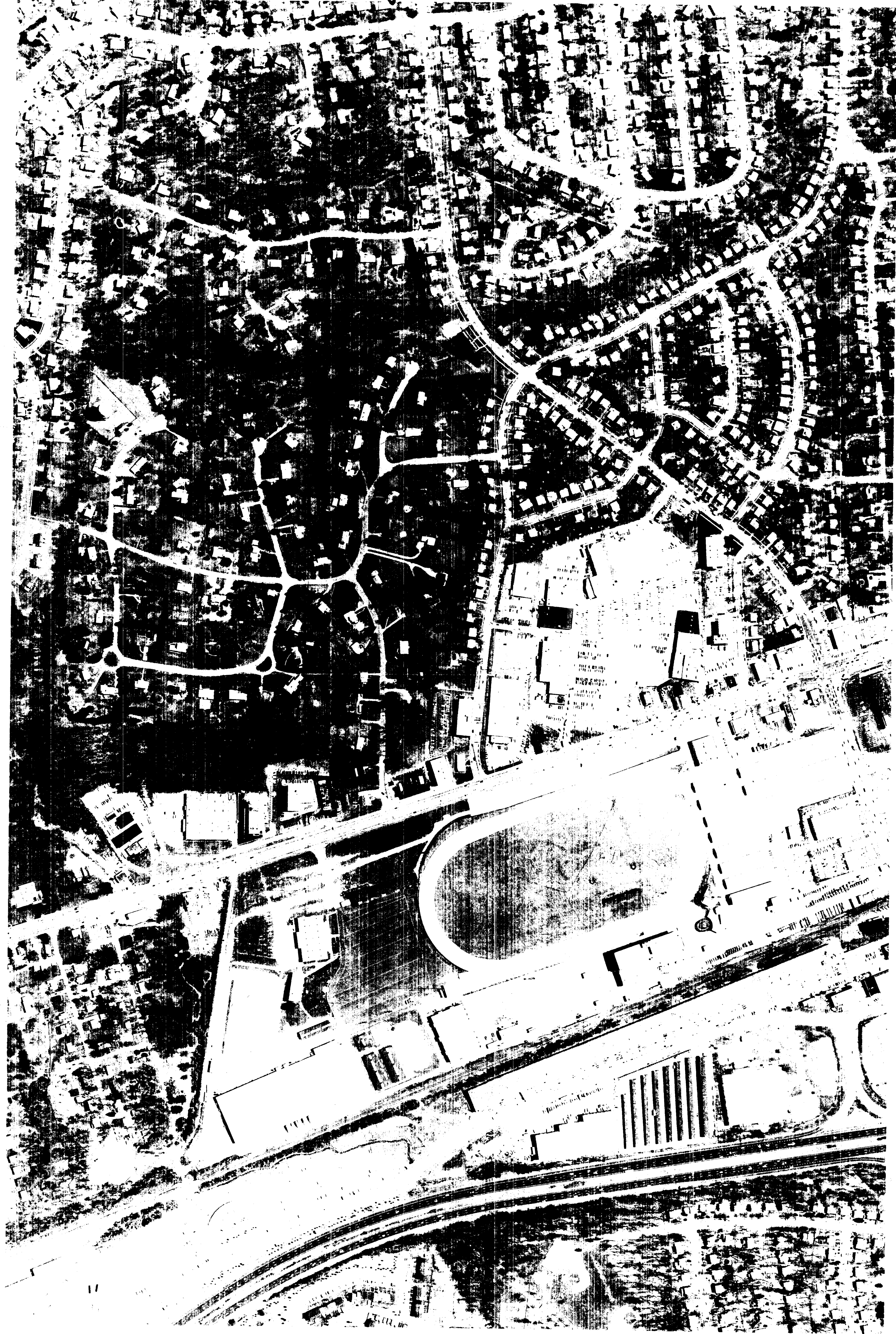
**Chesapeake Bay Critical Area:** ☐ yes ☒ no

**Prior Zoning Hearings:** NONE

**Zoning Office USE ONLY!**

CASE#:





#122

97-120-A

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	TIMONIUM	N.W. 14-A
DATE OF PHOTOGRAPHY JANUARY 1986	MICROFILMED	



IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
S/S Long Ridge Court, 225' W of \* DEPUTY ZONING COMMISSIONER  
the c/l of East Ridge Road (105 Long Ridge Court)  
8th Election District \* OF BALTIMORE COUNTY  
4th Councilmanic District \* Case No. 97-120-A  
Louise Johnson  
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 105 Long Ridge Court, located in the vicinity of Eastridge Road in Timonium. The Petition was filed by the owner of the property, Louise Johnson, through the administrative variance procedure which allows the Zoning Commissioner to decide a request for variance without a public hearing, unless otherwise requested. In this case, a request for public hearing was filed by the adjoining property owner, Florence J. Walsh, and the matter was scheduled before this Deputy Zoning Commissioner, to determine the appropriateness of the relief requested. Specifically, the Petitioner seeks relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (1958) and Section 205.3 of the B.C.Z.R. (1955) to permit a side yard setback of 11' in lieu of the required 15', and a sum of both sides of 23' in lieu of the required 30', for a proposed 17' x 26' addition and an attached open porch of 6.5' x 17'. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing on behalf of the Petition were Louise Johnson, property owner, and Mark Harmon, her Builder. Appearing

as Protestants in the matter were Florence J. Walsh and Robert Pasterfield, who were represented by J. Carroll Holzer, Esquire.

Testimony and evidence offered revealed that the subject property consists of 0.777 acres, more or less, zoned D.R.2, and is improved with a single family dwelling and a one-car garage. The Petitioner proposes to construct a 17' x 26' addition to the existing garage so that parking arrangements will accommodate two cars. She testified that the existing one-car garage was formerly a carport and that the interior of same is very narrow and makes exiting her vehicle difficult once parked inside. Ms. Johnson testified that the road on which they live is dark in the evening hours and that the proposed addition will provide a safer environment for both her daughter and her in that they will both be able to park inside rather than park on the street. Ms. Johnson testified that she works long hours and that her daughter is active in varsity sports at school. Thus, they often come home late at night after dark. Furthermore, Ms. Johnson testified that she recently remarried, and would like additional space for her new husband, who is a mechanical engineer by profession, and likes to tinker with automobiles as a hobby.

Appearing in opposition to the Petitioner's request was Ms. Florence Walsh, adjacent property owner on the side of the proposed addition. Ms. Walsh objects to any addition to the Johnson home which would violate the existing setbacks for the neighborhood. Ms. Walsh testified that both her house and the Petitioner's house have driveways located adjacent to one another. She stated that her bedroom and another bedroom are located on that end of her house and that the proposed addition, if approved, will be too close to her bedroom. Ms. Walsh testified that Mr. Johnson does work on cars, fixing engines, and that the smell and the noise bothers her.

- 2 -

She is concerned about the decrease in the value of her home, the loss of two large oak trees on the side of the Johnson house where the addition is proposed, and the effects the proposed addition might have on the resale value of her own home. Therefore, Ms. Walsh is strongly opposed to any variance relief for the proposed addition.

As noted above, Mr. Robert Pasterfield also appeared in opposition to the Petitioner's request. Mr. Pasterfield is concerned that the proposed addition will lessen property values in the neighborhood, and thus, affect the value of his home. He is also opposed to the granting of any variance.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After considering all of the testimony and evidence offered by both the Petitioner and the Protestants, I am persuaded to deny the variance. I find that the Petitioner has failed to meet the burden imposed upon her pursuant to Section 307.1 of the B.C.Z.R. The Petitioner has failed to establish that her property is unique and peculiar to others in

- 3 -

the neighborhood or that denial of the variance would result in a practical difficulty or unreasonable hardship. Therefore, the relief requested must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5<sup>TH</sup> day of November, 1996 that the Petition for Administrative Variance seeking relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (1958) and Section 205.3 of the B.C.Z.R. (1955) to permit a side yard setback of 11 feet in lieu of the required 15 feet, and a sum of both sides of 23 feet in lieu of the required 30 feet, for a proposed 17' x 26' addition, with an attached open porch of 6.5' x 17', in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petitioner shall have thirty (30) days from the date of this Order to file an appeal of this decision.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

- 4 -



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

November 25, 1996

Ms. Louise Johnson  
105 Long Ridge Court  
Timonium, Maryland 21093

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
S/S Long Ridge Court, 225' W of the c/l of East Ridge Road  
(105 Long Ridge Court)  
8th Election District - 4th Councilmanic District  
Louise Johnson - Petitioner  
Case No. 97-120-A

Dear Ms. Johnson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Mark Harmon  
2156 Historic Drive, Forest Hill, Md. 21050

J. Carroll Holzer, Esquire  
305 W. Chesapeake Avenue, Towson, Md. 21204

Ms. Florence J. Walsh  
107 Long Ridge Court, Timonium, Md. 21093

People's Counsel  
Date



Petition for Administrative Variance  
to the Zoning Commissioner of Baltimore County  
for the property located at \_\_\_\_\_ which is presently zoned D.R.2 (R2)

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 C1958) 6242 1455  
852 2053  
TO ALLOW AN ADDITION WITH A SIDE YARD SETBACK OF 11' AND TOTAL FOR BOTH SIDES OF 23' IN LIEU OF THE REQUIRED SETBACKS OF 15' AND 30' RESPECTIVELY.  
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)  
in back

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee: \_\_\_\_\_  
Legal Owner(s): Louise Johnson  
Type or Print Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zipcode: \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
Type or Print Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Address: 1654 Ridge Court Phone No: 410-210-2100  
City: Towson State: MD Zipcode: 21204  
City, Address and phone number of representative to be contacted: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zipcode: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone No: \_\_\_\_\_

ORDER RECEIVED FOR FILING  
Date 11/28/96  
By [Signature]

Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertisement, or required by the Zoning Regulations of Baltimore County, in the event the subject of the petition is not approved by the Zoning Commissioner of Baltimore County, and that the property be reported.

Zoning Commissioner of Baltimore County

RECEIVED BY JRF DATE 9-17-96  
ESTIMATED POSTING DATE: \_\_\_\_\_

Printed with Recycled Ink on Recycled Paper

ITEM # 122

Affidavit in support of  
Administrative Variance

The undersigned hereby affirms under the penalty of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) have competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1654 Ridge Court  
Address: \_\_\_\_\_  
City: Towson State: MD Zip Code: 21204

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)  
Since there are no street lights on the west end of the lot and there are only eight houses with many large trees it becomes quite dark at night. I live and work in uniform and have to park at night. I have been moved so I have been inconvenienced. I want to extend my garage so that when either I or my 14 year old daughter come home after dark we can drive into a secure garage rather than parking at the curb and walking to the front door.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.  
Louise Johnson  
Signature: \_\_\_\_\_  
Type or Print Name: \_\_\_\_\_  
STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:  
I HEREBY CERTIFY, this 12th day of SEPT, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared  
LOUISE JOHNSON

The Affiant(s) herein, personally known or satisfactorily identified to me as said Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.  
AS WITNESS my hand and Notarial Seal.  
Date 9-12-96  
My Commission Expires: 10/1/98



NOTARY PUBLIC

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of this zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN-THE-BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 105 Long Ridge CT  
(Address)

Beginning at a point on the SOUTH side of  
(north, south, east or west)

Long Ridge CT which is 50  
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 25.5 of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street EAST Ridge Rd.  
(name of street)

which is 60 wide. "Being Lot # 2"  
(number of feet of right-of-way width)

Block G+H, Section # 4 in the subdivision of STRATFORD  
(name of subdivision)

as recorded in Baltimore County Plat Book # 24, Folio # 173  
containing 0.2226 Also known as 105 Long Ridge CT  
(square feet or acres) (property address)

and located in the 8<sup>th</sup> Election District, C-4 Councilmanic District.

"If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_\_\_\_, Folio \_\_\_\_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 18° 03' E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 08° 15' 22" W. 80 ft. to the place of beginning.

# 122



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

97-120-A

District: 8 Date of Posting: 9/27/96  
Posted for: 105 Long Ridge Ct.  
Petitioner: Louise Johnson  
Location of property: Long Ridge  
Location of Sign: Long Ridge  
Remarks: Mark Harman  
Posted by: Mark Harman Date of return: 9/27/96  
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 026325

DATE 9-17-96 ACCOUNT B-001-615-000  
AMOUNT \$ 85.00  
RECEIVED FROM: 105 Long Ridge Ct.  
FOR: 040 sign - - \$ 35.00  
039210007/MICHEL  
BA COLA:594009-17-96 \$85.00  
VALIDATION OR SIGNATURE OF CASHIER  
PINK AGENCY YELLOW-CUSTOMER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 026377

DATE 9-28-96 ACCOUNT R-001-615-000  
AMOUNT \$ 40.00  
RECEIVED FROM: Florence J. Walsh  
FOR: Request for Zone Hearing  
039210007/MICHEL  
BA COLA:594009-28-96 \$40.00  
VALIDATION OR SIGNATURE OF CASHIER  
PINK AGENCY YELLOW-CUSTOMER

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 10/17, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/17, 1996.

THE JEFFERSONIAN,  
LEGAL AD. - TOWSON

NOTICE OF HEARING  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:  
Case 97-120-A (Item 122)  
105 Long Ridge Court  
S/S Long Ridge Court, 225' W of c/l East Ridge Road  
8th Election District - 4th Councilmanic  
Legal Owner(s): Louise Johnson  
Contract Purchaser(s): Mark Harman  
Variance to allow an addition with a side yard setback of 11 feet and total for both sides of 23 feet in lieu of the required setbacks of 15 feet and 30 feet respectively.  
HEARING: FRIDAY, NOVEMBER 15, 1996 at 2:00 p.m. in Room 106, Old Courthouse.  
Arnold Jablon  
Director  
cc: Mark Harman  
Louise Johnson  
Florence J. Walsh  
NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 22, 1996. \*  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3331.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3331.

**REQUEST FOR HEARING**

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number: 97-120-A  
Petitioner(s): Louise Johnson  
Location: 105 LONGRIDGE CT

\*\*\*\*\*

I/We, FLORENCE J. WALSH  
Name(s) (TYPE OR PRINT)  
(Legal Owner(s) / Residents, of  
107 Longridge Ct  
Address  
Towson, MD - 21203  
City/State/Zip Code  
Phone  
which is located approximately 20 feet from the property which is the subject of the above petition, do hereby formally request that a public hearing be set in this matter.

Florence J. Walsh Date 9/28/96  
Signature Date  
Signature Date

Baltimore County  
Department of Permits and Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:  
Item No.: 122 Petitioner: Louise Johnson  
Location: 105 Long Ridge Ct  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: MARK HARMAN  
ADDRESS: 2156 Historic Dr  
Forest Hill Via  
PHONE NUMBER: 803-0415

Baltimore County  
Department of Permits and Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 27, 1996

**NOTICE OF CASE NUMBER ASSIGNMENT**

Re: CASE NUMBER: 97-120-A (Item 122)  
105 Long Ridge Court  
S/S Longridge Road, 225' W of c/l East Ridge Road  
8th Election District - 4th Councilmanic  
Legal Owner(s): Louise Johnson  
Contract Purchaser: Louise Johnson MARK HARMAN

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3331. This notice also serves as a refrainer regarding the administrative process.

- 1) Your property will be posted on or before September 29, 1996. The closing date (October 14, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon  
Arnold Jablon  
Director  
cc: Louise Johnson  
Mark Harman

Baltimore County  
Department of Permits and Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 11, 1996

**NOTICE OF HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:  
CASE NUMBER: 97-120-A (Item 122)  
105 Long Ridge Court  
S/S Long Ridge Court, 225' W of c/l East Ridge Road  
8th Election District - 4th Councilmanic  
Legal Owner(s): Louise Johnson  
Contract Purchaser(s): Mark Harman  
Variance to allow an addition with a side yard setback of 11 feet and total for both sides of 23 feet in lieu of the required setbacks of 15 feet and 30 feet respectively.  
HEARING: THURSDAY, NOVEMBER 7, 1996 at 2:00 p.m. in Room 118, Old Courthouse.  
Carl Jablon  
Arnold Jablon  
Director  
cc: Mark Harman  
Louise Johnson  
Florence J. Walsh  
NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 22, 1996. \*  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3331.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3331.

\* sticker enclosed

Baltimore County  
Department of Permits and Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 8, 1996

**NOTICE OF REASSIGNMENT**

CASE NUMBER: 97-120-A (Item 122)  
105 Long Ridge Court  
S/S Long Ridge Court, 225' W of c/l East Ridge Road  
8th Election District - 4th Councilmanic  
Legal Owner(s): Louise Johnson  
Contract Purchaser(s): Mark Harman  
Variance to allow an addition with a side yard setback of 11 feet and total for both sides of 23 feet in lieu of the required setbacks of 15 feet and 30 feet respectively.  
HEARING: FRIDAY, NOVEMBER 15, 1996 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
Carl Jablon  
ARNOLD JABLON  
DIRECTOR  
cc: J. Carroll Holzer, Esq.  
Louise Johnson  
Mark Harman  
Florence J. Walsh

Baltimore County  
Department of Permits and Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 8, 1996

Ms. Louise Johnson  
105 Longridge Court  
Towson, MD 21203

RE: Item No.: 122  
Case No.: 97-120-A  
Petitioner: Louise Johnson

Dear Ms. Johnson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 17, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,  
W. Carl Richards, Jr.  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

Baltimore County Government  
Fire Department

700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-1880

DATE: 10/02/96

Arnold Jablon  
Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW  
Location: DISTRIBUTION MEETING OF SEPT. 30, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 119, 120, 121, 122, 124, 125, 126, 127 and 129.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4891, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM  
FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM  
SUBJECT: Zoning Advisory Committee  
Meeting Date: Sept 30, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s:  
119  
122  
124  
125  
126  
127  
129

RBS:sp  
BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management  
DATE: September 26, 1996  
FROM: Pat Keller, Director  
Office of Planning  
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):  
Item Nos. 110, 111, 112, 118, 119, 120, 122, 124, and 127  
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long  
Division Chief: Cathy L. Kerns

PK/JL

ITEM110/PZONE/TXTJWL



David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 122 (JRF)

9/27/96

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
Michael E. Smith

fa Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management  
DATE: October 7, 1996  
FROM: Robert W. Bowling, Chief  
Development Plans Review Division  
SUBJECT: Zoning Advisory Committee Meeting  
For October 7, 1996  
Item Nos. 119, 121, 122, 124, 125,  
126, 127, & 129

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

308630



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 4, 1996

Louise Johnson  
185 Longridge Court  
Timonium, MD 21093

and

Mark Harman  
2156 Historic Drive  
Forest Hill, MD 21050

Re: Case Number: 97-120-A

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case. Formal notification of the hearing date will be forwarded to you shortly.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in a newspaper of general circulation. This office will ensure that the legal requirements for advertising are satisfied. Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

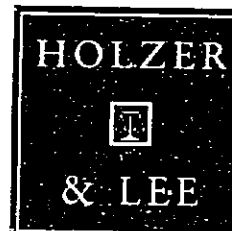
Please be further advised that this department will no longer post or repost property under petition. The responsibility for same, has been placed on the petitioner and his or her representatives. In this particular case, upon receipt of our notice of hearing, the sign presently on the property must be altered to reflect same. We will forward a sticker to be placed on the sign indicating the date, time and location of the hearing.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

Very truly yours,  
Arnold Jablon  
ARNOLD JABLON, DIRECTOR

STRATFORD VIII - 1L  
(also see Haverford, VIII - 25 and Yorkshire, VIII - 4)  
LOCATION: Cinder & York Roads  
OWNER OR  
DEVELOPER: Belmont Building Company  
2 E. Lexington Street - Baltimore, Md.  
ENGINEER: G. W. Stephens, Jr. & Assoc.  
4 McCurdy Avenue - Towson 4, Md.  
BASE MAP: 1-D ZONE R-20 ACRES 250+ LOTS 517+  
STATUS: A. Prelim. Plat (no date)  
B. Tent. Appr. Stratford & Haverford; 4-10-53  
C-4. Road Profiles (destroyed)  
I. Final Appr. Sec. 1, Plat 1, Prt. Blks. A & B; 7-10-53

97-120-A



LAW OFFICE  
J. CARROLL HOLZER, P.A.  
THOMAS J. LEE  
J. HOWARD HOLZER  
1982-1994

TOWSON OFFICE  
333 WASHINGTON AVENUE  
SUITE 822  
TOWSON, MD 21204  
(410) 795-5536  
FAX (410) 795-4923

96-5627

October 22, 1996

Arnold Jablon  
Director of Baltimore County  
Department of Permits and Development Management  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Case No. 97-120-A (Item 122), Owner  
Louise Johnson, Contract Purchaser  
Mark Harman, Hearing Date, November 7,  
1996 at 2:00 p.m.

Dear Mr. Jablon:

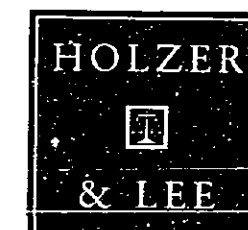
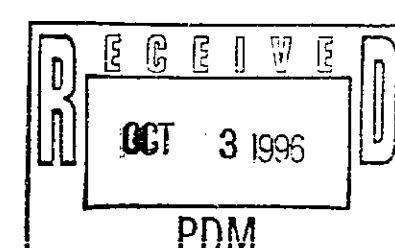
Please be advised that I represent Florence J. Walsh as a Protestant neighbor to the proposed Petition for Variance in the above captioned matter. I have just received notice that the above captioned case is scheduled for Thursday, November 7 at 2:00 p.m. before the Zoning Commissioner. Unfortunately that day, I have a presently scheduled case on appeal before the County Board of Appeals involving a Petition for Special Hearing which was granted by the Zoning Commissioner in the case of Paul Keibler. That case is presently scheduled before the County Board of Appeals at 10:00 a.m. on Thursday the 7th and I know that it will take the whole day to try this appeal in view of the length of the Zoning Commissioner's hearing.

I would therefore respectfully request that the above captioned case be postponed and rescheduled on another date. Thank you for your cooperation.

Very truly yours,  
J. Carroll Holzer

JCH:alt  
cc: Florence J. Walsh

C:\JABLON\LTR



LAW OFFICE  
J. CARROLL HOLZER, P.A.  
THOMAS J. LEE  
J. HOWARD HOLZER  
1982-1994

TOWSON OFFICE  
333 WASHINGTON AVENUE  
SUITE 822  
TOWSON, MD 21204  
(410) 795-5536  
FAX (410) 795-4923

November 5, 1996

Arnold Jablon  
Director of Baltimore County  
Department of Permits and Development Management  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Case No. 97-120-A (Item 122), Owner  
Louise Johnson, Contract Purchaser  
Mark Harman, Hearing Date, November 7,  
1996 at 2:00 p.m.

Dear Mr. Jablon:

On October 22, I wrote you a letter regarding a requested postponement of the hearing for variance in the above captioned case. On Monday of this week, I spoke with Ms. Gwen Stephens in your office about the requested postponement of the above case set for Thursday, November 7 at 2:00 p.m. for another time, possibly Friday, November 8. After speaking with my client today, it would be impossible for her and other interested persons to make any hearing any sooner than Friday November 15, preferably at 2:00 p.m.

Therefore, by way of this letter I am informing the Department of Permits and Development Management that my schedule can accommodate the above captioned case on November 15, 18, 22, 25, 26 and 27. I appreciate your prompt attention in this matter.

Very truly yours,  
J. Carroll Holzer

JCH:alt  
cc: Florence J. Walsh

C:\JABLON\LTR



County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Case No. 97-120-A Item 122  
Louise Johnson, Contract Purchaser  
Mark Harman, Designated Purchaser  
November 19, 1996 at 2:00 p.m.

Dear Mr. Harman:

On October 17, 1996, I wrote you a letter regarding a requested postponement of the hearing for variance to the above case. On Monday of this week, I spoke with Mr. Glen Stephens in your office about the requested postponement of the above case set for Thursday, November 7 at 2:00 p.m. He advised me that the hearing will be held on Friday, November 8, after you discuss with the client today. It would be impossible for me to attend the hearing as I am out of the country on November 7 and 8. I prefer to attend the hearing on November 8 at 2:00 p.m.

Therefore, I am writing you to inform the Department of Permits and Development Management that my client does not intend to attend the above case on November 15, 18, 22, 25, 29 and 31. I appreciate your prompt attention in this matter.

Very truly yours,

Carroll Holzer

cc: Florence Walsh

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
<u>P. Partofield</u>	<u>109 Longridge Ct</u>
<u>P. Partofield</u>	<u>109 Longridge Ct</u>

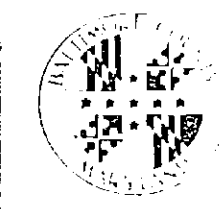
We the undersign reside on Longridge Court,  
Timonium, Maryland 21093 in Baltimore County.

ARE OPPOSED TO

CASE NUMBER: 97-120-A (Item 122)  
105 Longridge Court  
S/S Longridge Court, 225' W of C/I Eastridge Road  
8th Election District-4th Councilmanic  
Legal Owner(s): Louise Enz aka Johnson  
Contract Purchaser(s): Mark Harman

Variance to allow an addition with a side yard setback of  
11 feet and total for both sides of 23 feet in lieu of  
the required setbacks of 15 feet and 30 feet respectively

Hanna Walsh	11/13/96
John Lin	11/13/96
John J. Sullivan	11/12/96
Robert O. Partofield	11/13/96
C. Elaine Partofield	11/14/96
Barb H. Tuller	11/14/96



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
TOWSON, MARYLAND 21204

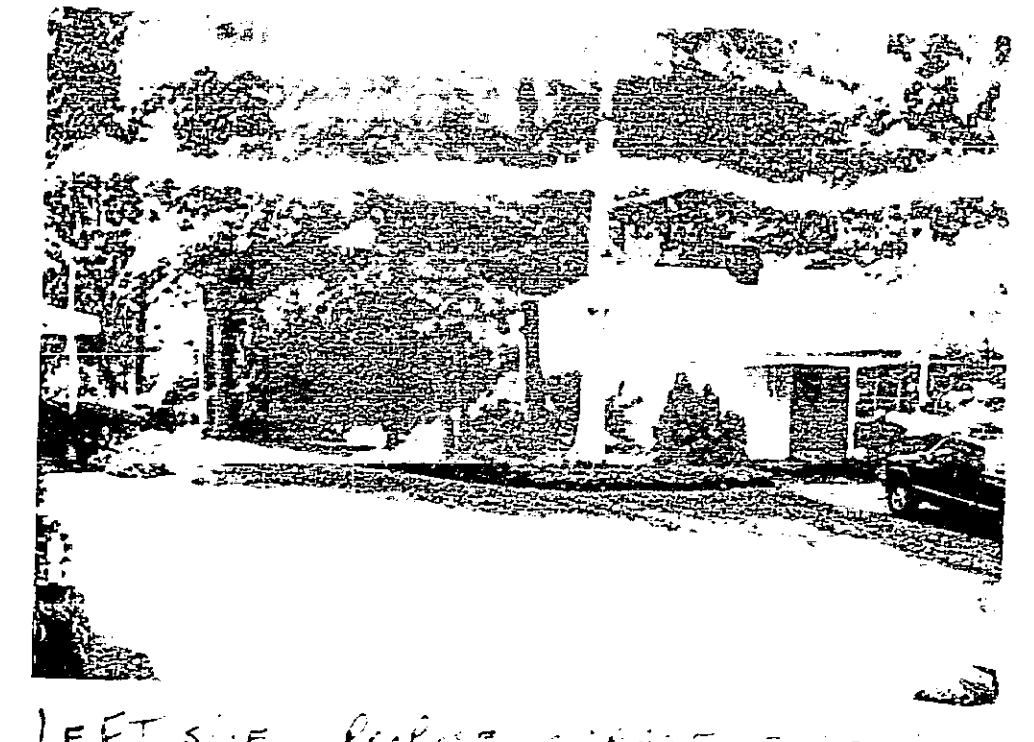


LEASIDE Proposed garage Extension

97-120-A

Louise Johnson  
105 Longridge Ct

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.



LEFT SIDE Proposed garage Extension



FRONT VIEW Proposed Garage Extension

Louise Johnson  
105 Longridge Ct

97-120-A

To accompany Petition for Zoning ☒ Variance ☐ Special Hearing

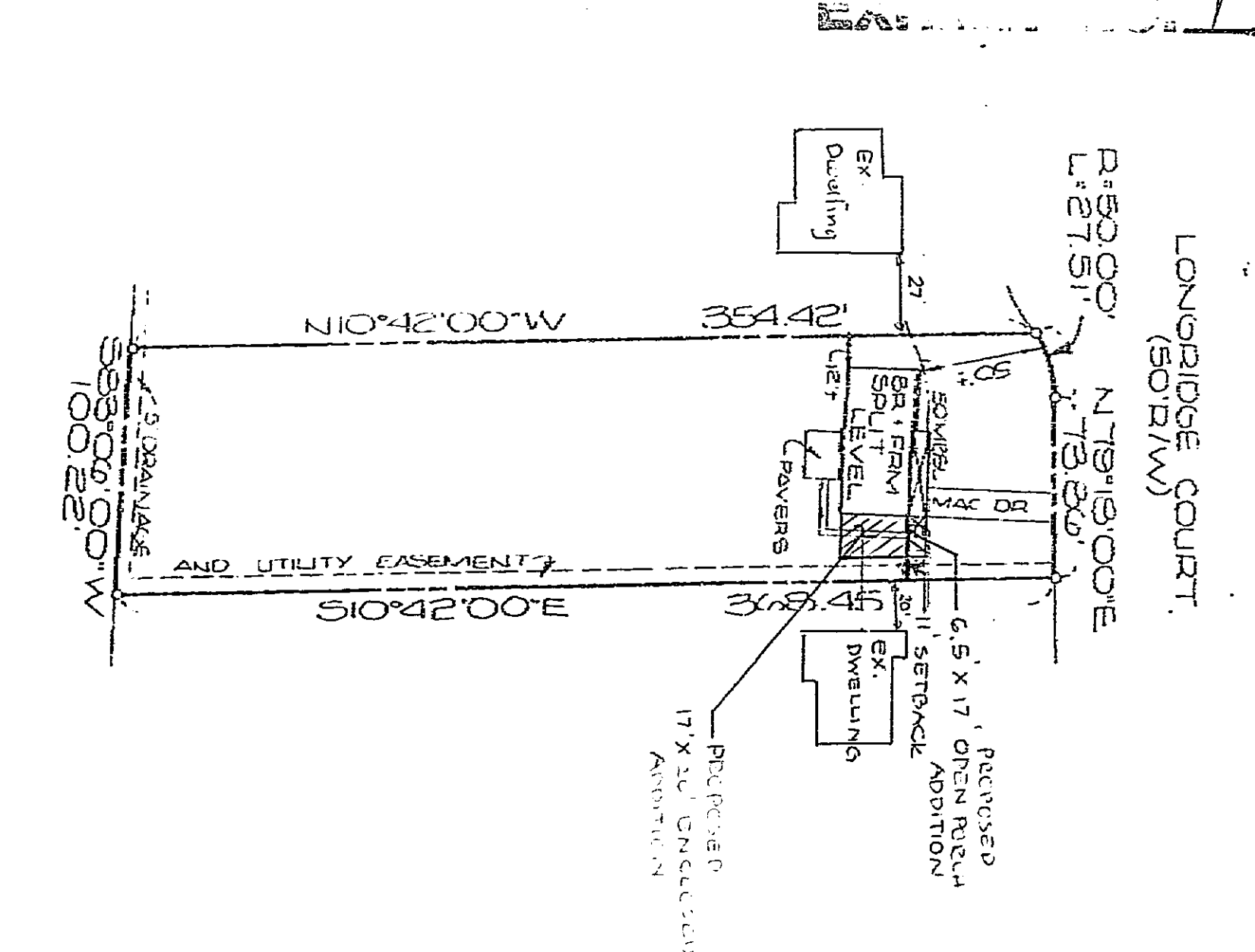
PROPERTY ADDRESS: 105 Longridge Ct

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Stratford

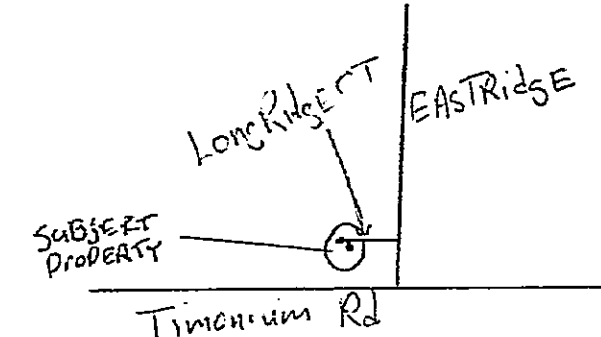
plat book# 24, folio# 25, lot# 5, section# 4

OWNER: Louise Johnson



97-120-A

Scale of Drawing: 1" = 60'



Vicinity Map  
scale: 1" = 1000'

LOCATION INFORMATION

Election District: 8th

Councilmanic District: C-4

1"=200' scale map#: NW 14-A

Zoning: DR-2 (R-20)

Lot size: 0.777 Ac.

acreage square feet

SEWER: ☒ public ☐ private

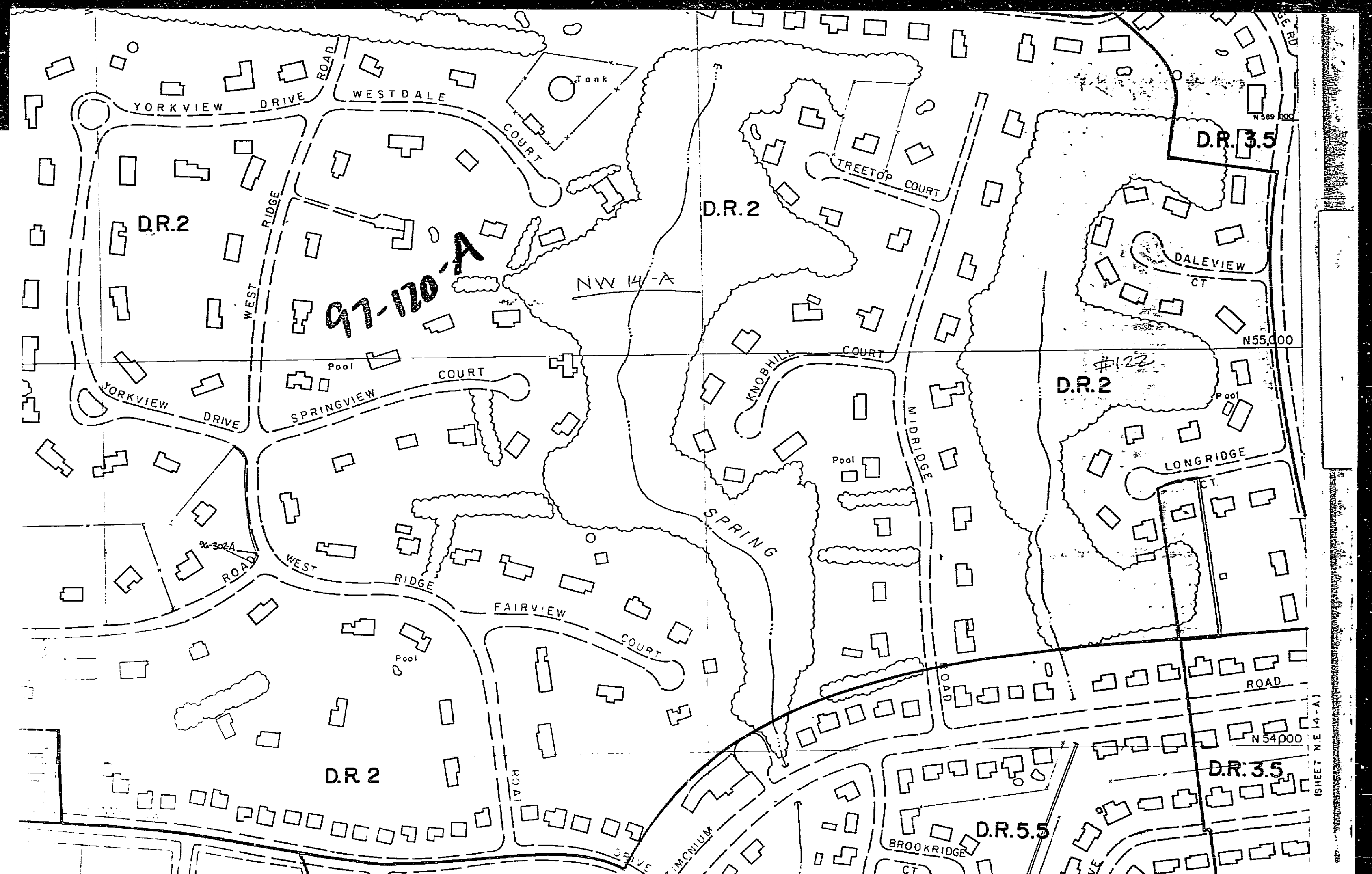
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ Yes ☒ No

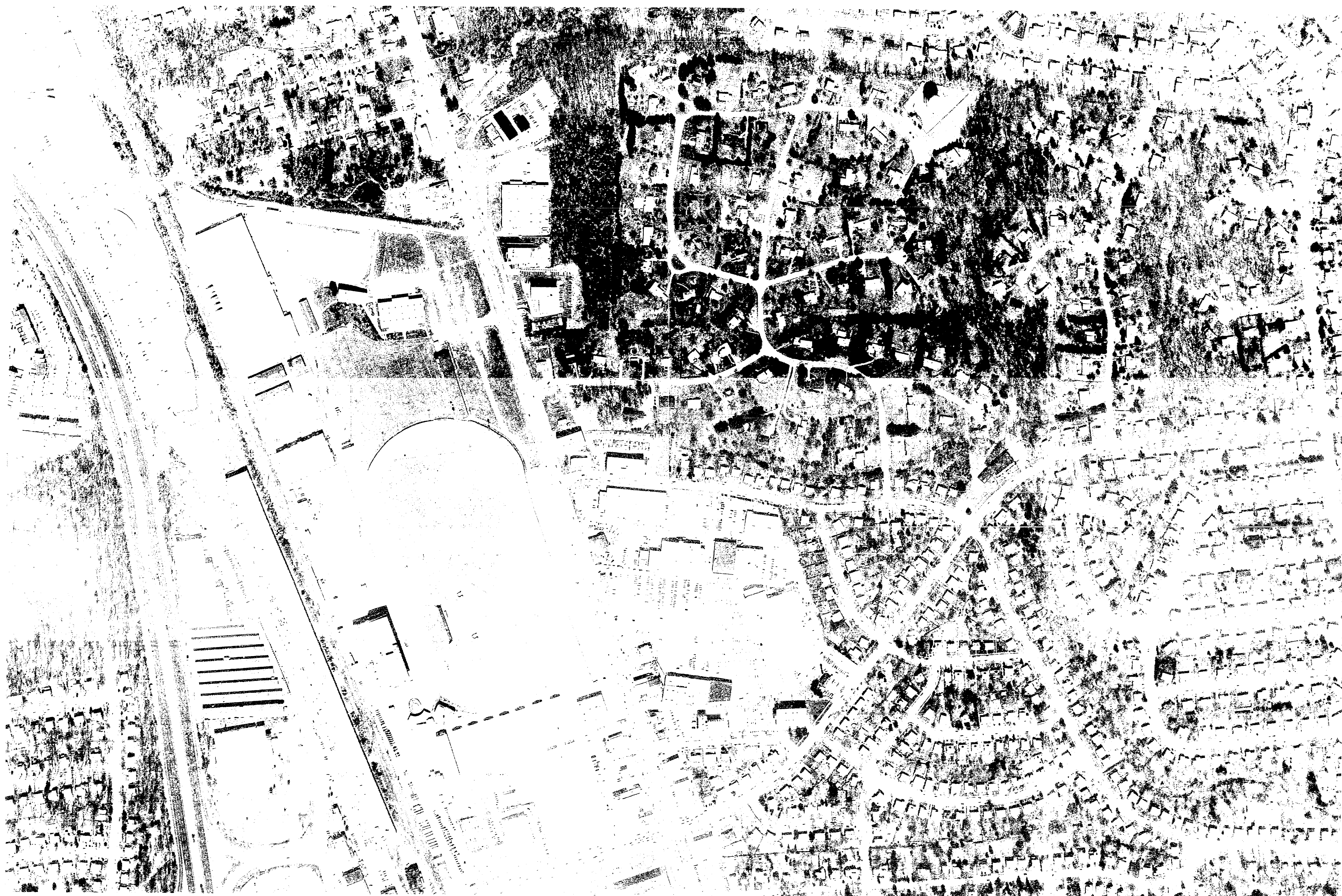
Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: JPF ITEM #: 122 CASE#:







#122

97-120-A

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE  
1" = 200' ±

LOCATION

SHEET

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

TIMONIUM

N.W.  
14-A

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